

Identification of Area 10

Name or Designation:

North Seattle, Shoreline, Lake Forest Park

Boundaries:

The area is bound on the north by the county line (North 205th Street), to the west by Puget Sound, and to the east by Lake Washington and the City of Lake Forest Park boundary. The south boundary is North 95th street.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

North Seattle is primarily a residential area with a few commercial districts to service their communities. There are many multi-family areas with the major ones located in Lake City and Greenwood. Northgate is the area's largest regional shopping mall. The center attracts consumers from Everett to Olympia. Northgate has the highest concentration of office space in North Seattle.

Even with an economic slowdown, the economic conditions for this area have been good. North-end sales consist of many owner/occupied and user activity, while new investors are entering the area. Sales in North Seattle are steady and quality properties are still receiving multiple offers. Capitalization rates are stable ranging from 7% to 10%. Top quality properties generate 8.5% or lower rates. Due to the current rate of inflation and low interest rates and the over-all belief of the stability of the value of real estate, it is anticipated that lower capitalization rates will be exhibited substantially in the near future. Vacancies have temporarily risen for multiple residences. There is still a huge demand for multiple unit and townhouse sites. Shoreline, Northgate, and Aurora areas are seeing major retailers entering their market. The area around 125th and Aurora is attracting new businesses, such as a new Costco, Jack in the Box and Krispy Kreme Doughnuts. A new 55,000 square foot Top Foods has been completed on North 175th Street. The mini-casino business has expanded with the construction of the new Club Hollywood. The improvements to Aurora Avenue North in the City of Shoreline appear to be beneficial to the business climate.

Northgate is being transformed with many other changes slated for the future. Controversial plans for high density development are in the process of becoming a reality. Although progress is slow, new tenanting is occurring at Northgate North Center. There is also decent demand for smaller spaces along Aurora and Lake City. There are currently plans to renovate the North City district's business area. No immediate progress is noted.

The Northgate area (10-20) and Lake Forest Part (10-50) were physically inspected during the revalue period, which represents 17 % of the total area..

The five neighborhoods in area 10:

Lake City (10-10) The majority of the commercial properties run along Lake City Way. This sub-area has some topography problem areas consisting of wetlands and steep slopes. There are older retail buildings and older office space. The area is beginning to renovate with two new mixed-use office/apartment complexes completed at 120th/125th and Lake City Way. L-2 and L-3 zoned land is being developed into attached townhouses.

Northgate (10-20) This sub-area runs along I-5 and has easy access to downtown Seattle. It is comprised primarily of newer office and retail areas. A newer shopping mall has been constructed along Northgate Way. It is called Northgate North and is anchored by a 165,000 square foot 2 level Target, a 50,000 square foot Best Buy and includes multi-level structured parking. New development is expected in the south parking lot of Northgate Mall. The area has been designated an “urban village” by the City of Seattle and is slated for more dense development.

Aurora (10-30) The sub-area starts at N 95th St. to N 145th St. Older retails, restaurants, warehouses and offices can be found in this area. The corridor has a new United Furniture Warehouse, Starbucks and Sundaes Ice Cream Parlor, Krispy Kreme Doughnuts and Jack in the Box. The North Greenwood area can be found in this sub-area. Heavy development of townhouses and multiple residences is occurring here.

Shoreline (10-40) The City of Shoreline incorporated in August 1995. A large commercial district runs along Aurora from N 145th St. to the County Line (N 205th St.). Aurora Village district was located in this sub-area and has been leveled and rebuilt with a Costco, Home Depot and other line retail. Top Foods has constructed a new store at 175th and Midvale, on the old U & I store site. Walgreens has developed a site at North 145th and Aurora Avenue North. The strip is home to several card rooms, casinos and automobile dealerships.

Renovation of the business along 15 Ave N.E. in North City is planned. The goal is for pedestrian-oriented shopping streets with high-density residential units above retail. There has been a great deal of pressure on Shoreline for housing development.

Shoreline/Aurora corridor widening has begun with sidewalks, landscaping, and underground utilities. A pedestrian/bicycle trail in the Interurban right of way, which parallels Aurora, is planned. This trail is part of a 30- mile trail that runs to Everett.

Lake Forest Park (10-50) Lake Forest Park was incorporated as a town on June 20th 1961. Commercial districts run along Bothell Way NE and Ballinger Way. There are a few view sites on commercially zoned parcels. City officials have worked on merging three different zoning codes, the King County Code, a changed King County Code, and the City of Lake Forest Code. The Town Center Complex is doing well with little vacancy.

Preliminary Ratio Analysis:

A Ratio Study was completed just prior to the application of the 2004 recommended values. This study benchmarks the current assessment level using 2003 posted values. The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement of the COV from 15.53% to 10.64%.

Scope of Data

Land Value Data:

Vacant sales from 1/01 through 1/04 (at a minimum) were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Improved sales from 1/01 through 2/04 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

Land Value

Land Sales, Analysis, Conclusions:

Vacant sales from 1/01 through 1/04 (at a minimum) were given primary consideration for valuing land. The majority of the vacant land sales were for the development of multi-family dwellings.

The majority of the parcels are located in older established neighborhoods. The values tend to decrease as you reach the northern boundaries. Area 10 has excellent access to the Downtown area, I-5 and the University of Washington. It has major shopping centers located in Northgate and Aurora Village.

Zoning, traffic flow and ease of access were considered in the valuation process. During and after the model development, field inspections were completed to review models as necessary. A list of vacant sales used to develop the land model and those considered not reflective of market value are included in the following sections.

Recent purchases indicate accelerating values of neighborhood commercial land in the north end. Such land in the Lake City area was verified to be at least worth \$30/square foot. The Aurora corridor had fewer solid indicators of inflation, but the parcels here are considered to be worth at least \$25/square foot and tend to fall in the \$30/square foot range of value. It is difficult to predict how the improvements that are planned for this area will affect future value. The Northgate area has sales indications of \$35 to \$60/square foot.

North Seattle has seen a rapid inflation of value in multiple-residence zoned land. Demolition of older single family residences on L-2 and L-3 zoned land is becoming commonplace. It appears that economic pressure on the central core of the Seattle housing market is making areas like Greenwood, Lake City and Shoreline more attractive to buyers. Most evident is the popularity of new townhouse arrangements. Attractively priced in the mid-\$200,000 range, first-time and middle class buyers find affordable housing not available in the city center. The lots for these homes are subdivided into 2000 square foot or less sites. Three years ago, these types of multiple zoned sites would sell for \$15-\$20/square foot. Now they command \$30-\$40+/square foot. It is anticipated that multiple-residential sites will continue to appreciate in value.

Shoreline (area 10-40) and Lake Forest Park (area 10-50) have adopted unified zoning codes. Lake Forest Park merged three different zoning codes due to annexations. A small area A-1 (Perkins Way from 26th Ave NE to 23rd Ave NE) has been added to the Lake Forest Park city zoning.

The recommended land value for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2002 assessment of +.21 %. The total land assessed value for the 2003 assessment year for Area 10 was \$1,551,291,300 and the total recommended land assessed value for the 2004 assessment year for Area 10 is \$1,554,524,600.

Vacant Land Model:

Land values were estimated on a price per square foot of land area based on the Sales Comparison Approach. Location, zoning, and development potential were the primary variables considered in the valuation process. Consideration was given for especially favorable and unfavorable location and for unique site factors such as slopes and drainage. A general overall increase in land values is recommended to improve uniformity, assessment levels and reflect the increase in the North Seattle real estate market.

ZONING	10-10 LAKE CITY	10-20 NORTHGATE	10-30 AURORA NORTH	10-40 SHORELINE	10-50 LAKE FOREST PARK
L2, L3,L4	\$25-\$35 Sq. Ft.	\$30-\$45 Sq. Ft.	\$30-\$45 Sq. Ft.		
C1-40,C1-65,C2-65, NC1-30, NC1-40, NC1-65, NC2-30, NC2-40, NC2-65, NC3-40, NC3-65, NC3-85	\$25-\$30 Sq. Ft.	\$25-\$50 Sq. Ft.	\$20-\$35 Sq. Ft.		
R12, R18				\$10-\$30 Sq. Ft.	
R24, R-48				\$10-\$25 Sq. Ft.	
CB, NB				\$15-\$35 Sq. Ft.	
RM3600 RM2400					\$7-\$10 Sq. Ft.
RM 900, RM 1800					\$10-\$15 Sq. Ft.
NB, CC,TC					\$15-\$25 Sq. Ft.

Improved Parcel Total Values

Sales comparison approach model description:

Sales for the North Seattle Area were verified by each individual appraiser and entered into the Frozen Sales File (RV-12). Verification consisted of contact with Buyer, Seller or Broker if possible or information from the COMPS InfoSystem, Inc., real estate sales verification service. At the time of sale, information on vacancy and market absorption rates, current and anticipated rents, and the competitive position of the property were also gathered. Sales were then compared to similar properties for valuation.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description:

The income capitalization approach was considered for properties using economic rental rates taken from published sources, landlords, tenants, and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken on specific properties. Expense ratios were estimated based on industry standards and familiarity of each areas rental expense. Capitalization rates were determined by personal analysis of the sales in each area and industry average rates of return. The following table outlines specific income parameters.

PROPERTY TYPE	TYPICAL RENT RANGE	OVERALL RENT RANGE	EXPENSE	OAR RANGE
Retail, Discount Store, Mixed Use Retail, Supermarket	\$9.00 to \$16.00	\$8.50 to \$28.00	10%	8.5% to 10%
Offices Medical Offices Under 15000sq.ft.	\$9.00 to \$16.00	\$8.50 to \$18.00	15-30%	8.5% to 10%
Offices Medical Offices Over 15000sq.ft	\$14.00 to \$18.00	\$13.00 to \$24.00	15-30%	8.5% to 10%
Industrial Warehouse	\$6.00 to \$9.00	\$5.00 to \$10.00	10%	8.5% to 10 %
Garage/Auto Repair	\$8.00 to \$12.00	\$8.00 to \$16	10%	8.5% to 10%
Basement Finished Storage Building	\$5.40 to \$6.00	\$5.00 to \$8.00	10%	8.5% to 10%
Restaurant	\$10.00 to \$18.00	\$9.00 to \$28.00	10%	8.5% to 10%
Warehouse Office Mezzanines Office	\$9.60 to \$11.40	\$9.00 to \$12.00	10%	8.5% to 10%

The stabilized vacancy rate for all property types in Area 10 was considered at 5%.

Income approach calibration:

The models were calibrated after setting base rents by using adjustments based on size, effective age, and quality of construction.

Model Validation

Total Value Conclusions, Recommendations and Validation:

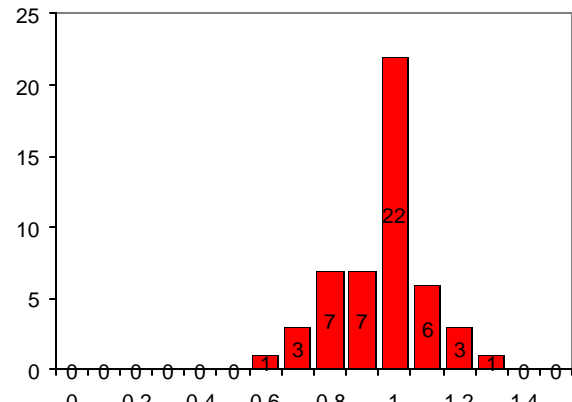
Appraiser judgment prevails in all decisions regarding individual parcel valuation. A value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 15.53 % to 10.64 % and the C.O.D. from 11.39% to 7.53 % which reflects a marked improvement from previous values. In addition the resulting assessment level is 99.30% and falls within IAAO performance guidelines. These figures are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

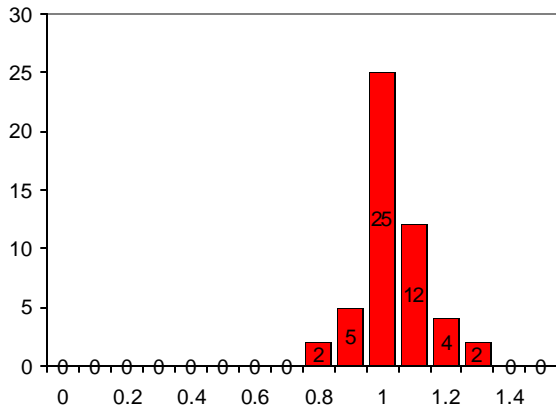
The total value for the 2003 assessment year for Area 10 was \$2,342,633,400. The total recommended assessed value for the 2004 assessment year is \$2,417,113,100.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +3.18%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Area 010 - Shoreline/Lake City
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
North Crew	1/1/2003	4/29/2004	1/1/01 - 02/29/04		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
10	MJOL	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	50	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 25. The bars are red. The frequencies for each ratio bin are: 0.6-0.7: 1, 0.7-0.8: 3, 0.8-0.9: 7, 0.9-1.0: 7, 1.0-1.1: 22, 1.1-1.2: 6, 1.2-1.3: 3, 1.3-1.4: 1.</p>			
Mean Assessed Value	1,031,800				
Mean Sales Price	1,203,700				
Standard Deviation AV	1,933,598				
Standard Deviation SP	2,520,300				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.913	<div>These figures reflect the 2003 assessment level of improved sales compared to current market sales.</div>			
Median Ratio	0.936				
Weighted Mean Ratio	0.857				
UNIFORMITY					
Lowest ratio	0.5959				
Highest ratio:	1.2200				
Coefficient of Dispersion	11.39%				
Standard Deviation	0.1417				
Coefficient of Variation	15.53%				
Price-related Differential	1.06				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.898				
Upper limit	0.977				
95% Confidence: Mean					
Lower limit	0.873				
Upper limit	0.952				
SAMPLE SIZE EVALUATION					
N (population size)	1167				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1417				
Recommended minimum:	31				
Actual sample size:	50				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	20				
# ratios above mean:	30				
z:	1.272792206				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

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2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:	
North Crew	1/1/2004	4/29/2004	1/1/01 - 02/29/04	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
10	MJOL	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	50			
Mean Assessed Value	1,194,100			
Mean Sales Price	1,203,700			
Standard Deviation AV	2,496,036			
Standard Deviation SP	2,520,300			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.991			
Median Ratio	0.990			
Weighted Mean Ratio	0.992			
UNIFORMITY				
Lowest ratio	0.7120			
Highest ratio:	1.2751			
Coefficient of Dispersion	7.53%			
Standard Deviation	0.1055			
Coefficient of Variation	10.64%			
Price-related Differential	1.00			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.961			
Upper limit	1.008	These figures reflect the 2004 assessment level of improved sales compared to current market sales.		
95% Confidence: Mean				
Lower limit	0.962			
Upper limit	1.020			
SAMPLE SIZE EVALUATION				
N (population size)	1167			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1055			
Recommended minimum:	18			
Actual sample size:	50			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	25			
# ratios above mean:	25			
z:	-0.141421356			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

Improvement Sales for Area 010 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
010	040	012603	9136	1,160	1879333	\$350,000	04/05/02	\$301.72	SERVICE GARAGE	BN	1
010	050	032604	9016	2,400	1917033	\$350,000	10/17/02	\$145.83	7-11 STORE	C	1
010	040	062604	9152	3,827	1879820	\$700,000	04/16/02	\$182.91	GODFATHER'S	BC	1
010	040	072604	9082	14,700	1889470	\$1,488,000	05/31/02	\$101.22	HIGHLAND PARK AUTO SERVICE	ML	2
010	040	072604	9089	16,538	1894253	\$1,118,021	06/24/02	\$67.60	UNDERHILLS FURN & GERARD AUTO	CG	1
010	020	082000	0042	8,740	1924262	\$675,000	11/11/02	\$77.23	BLACKBURN MEMORIAL HALL ASSN	NC340'	1
010	020	082000	0048	4,886	1986238	\$1,100,000	08/20/03	\$225.13	VETERINARY CLINIC	NC340'	2
010	010	145360	1143	6,912	1976985	\$735,000	07/21/03	\$106.34	LAKE CITY PROFESSIONAL BLDG	NC365'	1
010	040	164350	0200	11,456	1847564	\$1,200,000	10/17/01	\$104.75	ANDERSON BUILDING	ML	1
010	040	182604	9043	5,718	1849240	\$465,000	10/26/01	\$81.32	EARL SCHEIB AUTO PAINTING	CG	1
010	030	192604	9055	8,721	1872220	\$1,050,000	03/08/02	\$120.40	ANNETTE'S GALLERY	NC240'	3
010	030	192604	9167	0	1996477	\$270,000	10/03/03	\$0.00			1
010	030	192604	9294	9,260	1977244	\$2,625,000	07/31/03	\$283.48	AURORA NISSAN	C265'	1
010	030	192604	9354	4,488	1839388	\$1,260,000	08/29/01	\$280.75	STARBUCKS/PAYLESS SHOES	C165'	1
010	030	192604	9356	1,824	1825005	\$275,000	06/22/01	\$150.77	CONTRACTOR'S STORAGE BLDG	NC240'	1
010	030	198020	0150	9,708	1845876	\$1,150,000	10/05/01	\$118.46	WINKELMAN HARDWARE	NC240'	1
010	030	198020	0255	1,092	1971165	\$615,000	07/01/03	\$563.19	RUBENS CLEANERS	BI	3
010	040	222730	0021	5,964	1809784	\$575,000	04/02/01	\$96.41	MIX USE AND PARKING		2
010	010	282604	9046	3,800	1968192	\$477,500	06/23/03	\$125.66	LAMPSHADES GALORE	C140'	1
010	040	282710	0060	1,936	1829796	\$490,000	07/09/01	\$253.10	JOKER'S GRILL & SPIRITS	BC	2
010	020	292604	9468	102,363	1844329	\$13,650,000	09/28/01	\$133.35	SHOPPING CENTER RETAIL STORES	NC340'	1
010	020	292604	9490	81,705	2026413	\$12,209,552	03/25/04	\$149.43	NORTHWAY WEST	NC385'	1

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
									BLDG		
010	030	302604	9089	4,736	1866872	\$1,370,000	02/05/02	\$289.27	POLUTION TEST STATION	C165	1
010	030	302604	9095	1,200	1826820	\$650,000	06/25/01	\$541.67	MOTEL AND OFFICE	C165	2
010	020	322604	9053	10,000	1826642	\$1,440,000	06/27/01	\$144.00	NORTHGATE PROFESSIONAL CENTER	NC340'	1
010	040	329370	0046	5,405	1902322	\$775,000	07/31/02	\$143.39	CANOPIES & CAR STEREOS	CG	1
010	010	344800	1125	3,169	1891805	\$850,000	06/14/02	\$268.22	DENNYS RESTAURANT	C140'	1
010	040	367050	0020	7,680	1915764	\$1,150,000	10/11/02	\$149.74	PALACE OF CHINA	BC	1
010	010	382170	0178	1,240	1969464	\$235,000	06/25/03	\$189.52	RESIDENCE	C165'	1
010	010	383450	0135	4,320	1880268	\$400,000	04/03/02	\$92.59	AUTO REBUILD	C140'	1
010	040	397170	1605	5,796	2003201	\$365,000	11/19/03	\$62.97	PIONEER GROCERY	BN	1
010	040	402410	0181	10,539	1955631	\$975,000	04/29/03	\$92.51	ST VINCENT DE PAUL STORE	BC	1
010	010	510140	5300	15,666	1801857	\$1,450,000	02/21/01	\$92.56	UPENIEK TIRE CENTER	C140'	1
010	040	530610	0010	0	1971561	\$288,000	07/06/03	\$0.00	MCDONALDS NORTH END TRS UNREC		1
010	040	572750	0242	1,056	1868315	\$227,000	02/12/02	\$214.96	C K ROBERTSON DENTIST	RM2400	1
010	040	572750	0243	11,700	1821911	\$1,000,000	05/25/01	\$85.47	CREST THEATRE	BN	1
010	030	614560	0985	4,112	1927115	\$589,600	12/06/02	\$143.39	RETAIL & APTS	C140'	1
010	030	614560	1605	3,346	1850753	\$315,000	10/29/01	\$94.14	BLUMENTHAL UNIFORMS	NC340'	1
010	030	615390	0015	4,098	2006441	\$275,000	12/01/03	\$67.11	AMERICAN BUILDING EXTERMINATING	C265'	1
010	030	615390	0225	12,914	1913862	\$1,450,000	09/30/02	\$112.28	AA SALES INC	C265'	2
010	040	616390	0111	2,840	1800960	\$300,000	02/09/01	\$105.63	OFFICE BLDG	BN	1
010	040	616390	0592	4,872	1806332	\$580,000	03/15/01	\$119.05	OFFICE & PARKING	BC	2
010	030	630000	0636	744	1992451	\$259,000	10/01/03	\$348.12	LAW OFFICE	C140'	1
010	030	630050	0030	6,240	1991793	\$500,000	09/25/03	\$80.13	WINDY'S PUB	NC340'	1
010	030	630050	0065	3,560	1899907	\$825,000	07/25/02	\$231.74	SEAFIRST BANK	L3	1
010	020	641410	0350	5,200	2012997	\$550,000	01/14/04	\$105.77	ED BOULTON INSULATION	NC340'	1

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
010	040	663290	0352	630	1913192	\$189,000	09/19/02	\$300.00	NORTH CITY INSURANCE	RM900	1
010	040	741770	0570	2,038	1826680	\$350,000	06/28/01	\$171.74	OFFICE	BC	1
010	030	760870	0050	0	1905084	\$1,550,000	08/22/02	\$0.00	EDWARDS AUTOMOTIVE	C165'	4
010	010	882290	0465	39,350	1819538	\$5,700,000	05/23/01	\$144.85	OFFICE AND EXCESS LAND	NC385P*	1
010	010	955320	0035	4,108	1982587	\$960,000	08/20/03	\$233.69	NORTHEAST VET HOSPITAL	NC130'	1

Vacant Sales for Area 010 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
010	010	344800	0940	17,451	1919277	\$610,785	10/30/02	\$35.00	CAVE MAN KITCHENS	C140'	1
010	010	383450	0015	8,403	1796226	\$237,450	01/08/01	\$28.26	LAND SALE	C1-65	1
010	010	510140	5885	7,062	1951341	\$120,000	04/10/03	\$16.99	MEADOW BROOK CREEK BED	NC140'	1
010	010	766370	0289	13,050	1835747	\$430,000	08/14/01	\$32.95	RETAIL	NC240'	1
010	010	882290	0510	11,000	1819542	\$305,000	05/23/01	\$27.73	SHORELINE TOWER PARKING	NC385'	1
010	010	890200	0200	10,100	1984217	\$302,300	08/27/03	\$29.93	VACANT LAND	L-3	1
010	010	890200	0209	10,083	1986109	\$190,000	09/03/03	\$18.84	VACANT LAND	L-2	1
010	020	292604	9193	5,232	1875227	\$300,000	03/20/02	\$57.34	AUTO PARKING	NC365'	1
010	030	192604	9432	61,420	1938740	\$1,800,000	01/29/03	\$29.31			1
010	030	302604	9133	31,500	2016520	\$980,000	01/15/04	\$31.11	PARADISE MOTORS	C1-65	1
010	030	362603	9280	6,098	1974302	\$530,000	07/14/03	\$86.91	JOHN'S CAR CORNER	C140'	2
010	040	012603	9182	0	1996266	\$360,000	10/16/03	\$0.00			1
010	040	164350	0160	11,834	1869822	\$330,000	02/08/02	\$27.89	LIBERTY SERVICE STATION	CG	1
010	040	182604	9367	34,600	1966811	\$1,038,000	06/20/03	\$30.00	A & W	BC	1
010	040	263690	0255	20,939	1955283	\$350,000	04/14/03	\$16.72	NEW DEVELOPMENT	R12	1
010	040	282710	0066	13,159	1834614	\$349,500	08/08/01	\$26.56	TEXACO STATION	BC	1
010	040	329370	0080	12,573	1954443	\$860,000	04/08/03	\$68.40	AURORA MITSUBISHI	CG	2
010	040	367050	0135	6,292	1811206	\$125,000	03/24/01	\$19.87	HOMBRE STYLING		1
010	040	728650	0010	18,873	1874289	\$1,600,000	03/19/02	\$84.78	SEG FROM 72859000300	BC	1
010	040	741770	0300	39,500	1989067	\$875,000	08/28/03	\$22.15	SEATTLE SERVICE - ASPH PAVING	CG	1